

Inland Empire Economic Forecast

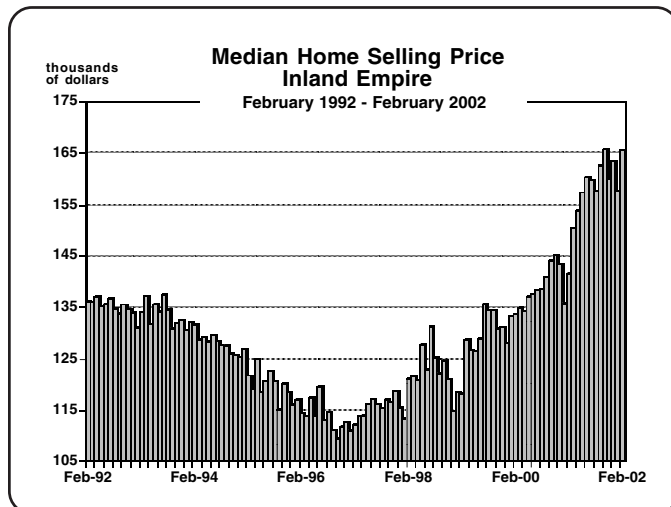
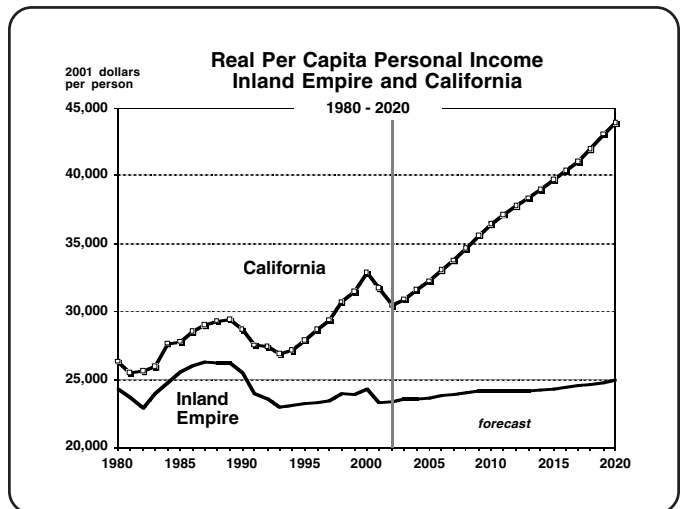
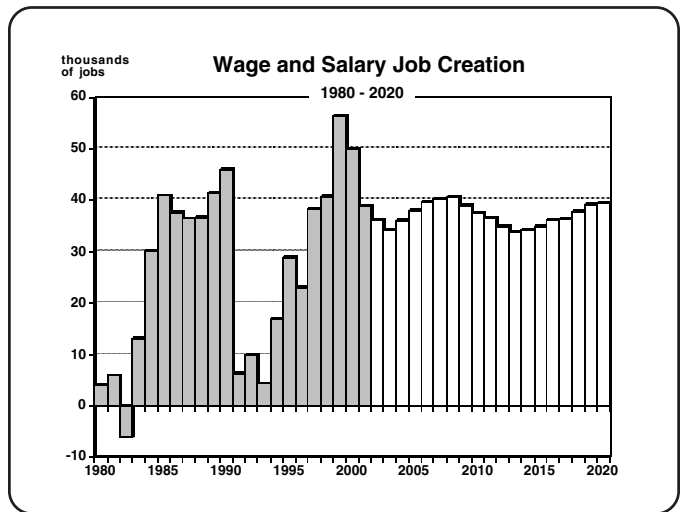
Riverside and San Bernardino Counties together are commonly known as the Inland Empire, frequently ranked among the top 10 fastest growing MSAs* in the nation.

Economic expansion has been prolific in the region, from both internal growth and migration of firms, principally from Los Angeles and Orange Counties. The region was Southern California's employment growth leader during the 1990s with more than 250,000 jobs created.

A recent study quantified the source of the employment growth in the Inland Empire.** Fifty-six percent of the jobs were the result of (1) brand new start-ups or (2) relocating firms from Los Angeles and Orange Counties. The remaining 44 percent of employment was the result of existing firm expansions.

Manufacturers have accounted for the majority of the large expansions, attracted to the region by available and affordable commercial space, and the lower costs of housing and labor. The growth of the manufacturing industry over the last 5 years (February 1997 to February 2002) produced 21,000 new jobs in the following sectors:

Metal Fabrication	3,600
Plastic Injection Molding	3,600
Furniture Production	2,600
Other Wood Products	2,100
Vehicles & Transportation Equip	4,600
Industrial Machinery & Equipment	1,400



During that same period of time, local government employment (dominated by the public schools) increased by 33,000 jobs. Business services accounted for 24,000 jobs, and the retail trade sector added 33,000 jobs.

The housing market is especially strong in the Inland Empire. High housing prices in coastal California are in large part, responsible for the flight by families and firms to the region. Home sales have soared the last 3 years, and prices have jumped.

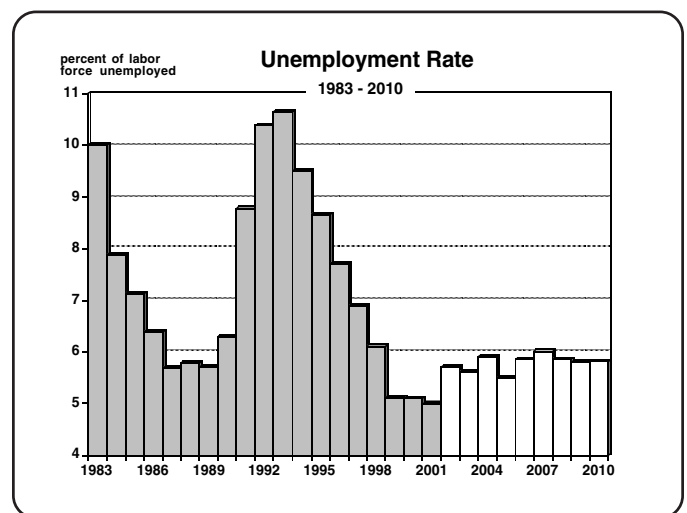
Inland Empire Economic Forecast

1995-2001 History, 2002-2020 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (billions)
1995	3,010,600	2,537	2,120	948	10,899	\$17.4	\$61.0	\$23,234	\$1,938	\$14
1996	3,055,500	13,088	2,155	956	12,513	\$18.4	\$63.3	\$23,335	\$1,984	\$15
1997	3,112,400	26,379	2,060	964	15,377	\$19.1	\$65.9	\$23,466	\$1,883	\$16
1998	3,167,600	25,903	2,209	975	18,606	\$20.2	\$69.4	\$23,947	\$1,998	\$17
1999	3,249,400	52,247	2,305	989	21,651	\$22.7	\$72.8	\$23,921	\$1,979	\$21
2000	3,273,200	59,669	2,446	1,030	21,990	\$25.5	\$76.8	\$24,257	\$1,700	\$23
2001	3,384,100	55,000	2,551	1,049	27,574	\$26.6	\$79.0	\$23,344	\$1,761	\$23
2002	3,470,144	53,749	2,592	1,072	21,947	\$28.0	\$83.7	\$23,374	\$1,852	\$25
2003	3,555,184	51,739	2,643	1,091	20,660	\$29.2	\$88.3	\$23,547	\$1,926	\$26
2004	3,642,434	53,103	2,695	1,109	22,051	\$30.6	\$92.6	\$23,558	\$2,000	\$27
2005	3,734,306	56,989	2,752	1,128	23,838	\$32.3	\$97.6	\$23,632	\$2,074	\$29
2006	3,831,433	61,591	2,815	1,149	25,692	\$34.2	\$103.3	\$23,811	\$2,148	\$31
2007	3,933,098	65,545	2,881	1,171	27,047	\$36.1	\$108.7	\$23,867	\$2,219	\$33
2008	4,039,024	69,296	2,951	1,195	28,111	\$38.1	\$114.8	\$24,013	\$2,290	\$34
2009	4,147,551	71,420	3,022	1,219	28,050	\$40.0	\$121.2	\$24,131	\$2,361	\$36
2010	4,257,943	72,798	3,092	1,244	27,849	\$41.9	\$127.6	\$24,155	\$2,437	\$38
2011	4,370,327	74,261	3,161	1,268	27,964	\$43.9	\$134.1	\$24,133	\$2,515	\$40
2012	4,483,799	74,758	3,230	1,292	27,728	\$45.8	\$141.1	\$24,142	\$2,595	\$42
2013	4,598,490	75,303	3,300	1,316	27,677	\$47.7	\$148.5	\$24,137	\$2,678	\$43
2014	4,715,749	77,127	3,372	1,340	28,508	\$49.7	\$156.4	\$24,211	\$2,757	\$45
2015	4,836,529	79,822	3,448	1,365	29,571	\$51.8	\$164.8	\$24,285	\$2,836	\$46
2016	4,961,955	77,529	3,528	1,390	30,807	\$54.2	\$174.0	\$24,392	\$2,919	\$48
2017	5,092,003	77,564	3,614	1,417	31,790	\$56.8	\$184.1	\$24,511	\$3,007	\$50
2018	5,227,639	76,492	3,702	1,445	33,289	\$59.5	\$194.9	\$24,655	\$3,092	\$52
2019	5,369,500	77,971	3,794	1,474	34,899	\$62.4	\$206.2	\$24,799	\$3,175	\$54
2020	5,516,983	77,820	3,886	1,504	35,959	\$65.3	\$218.3	\$24,980	\$3,256	\$56

Forecast Highlights

- Forecast for Population: Net migration into the region averages 60,000 persons per year. Population growth accelerates to 2.5 percent per year.
- Forecast for Employment: 38,000 new wage and salary jobs are created per year for the rest of the decade. The compound rate of growth between 2001 and 2007 is 3.3 percent per year. The unemployment rate is forecast to remain in a tight range of between 5 and 6 percent for the next several years. The region will remain the center of job expansion in Southern California.
- Forecast for Personal Income: Total inflation-adjusted personal income rises an average of 3 percent per year between 2002 and 2007. This compares to an average of 2.6 percent gains in real personal income between 1995 and 2000. Real per capita personal income increases 0.5 percent per year over the next 5 years.



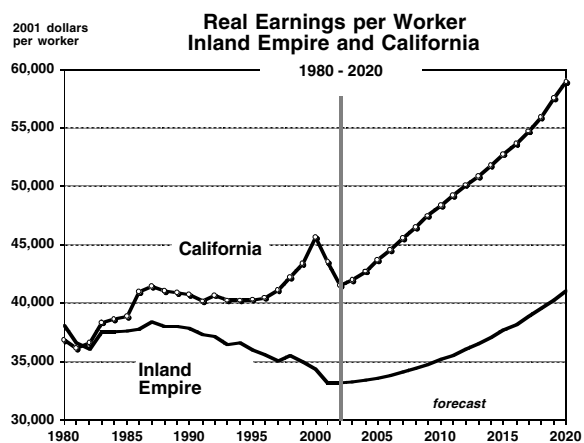
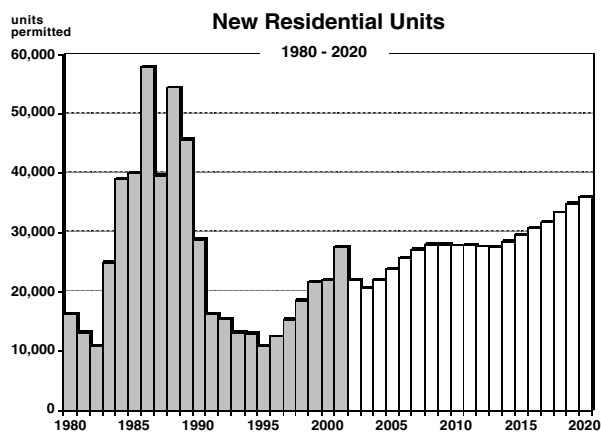
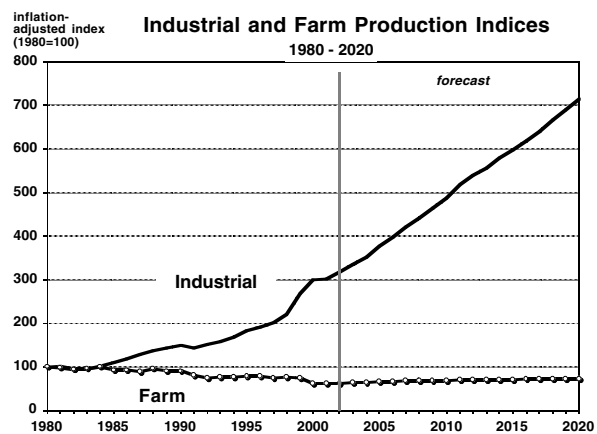
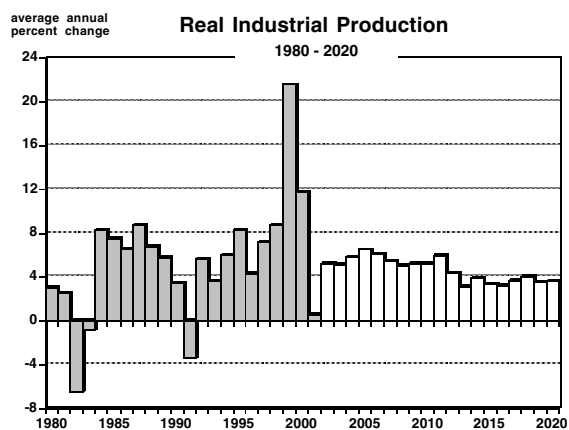
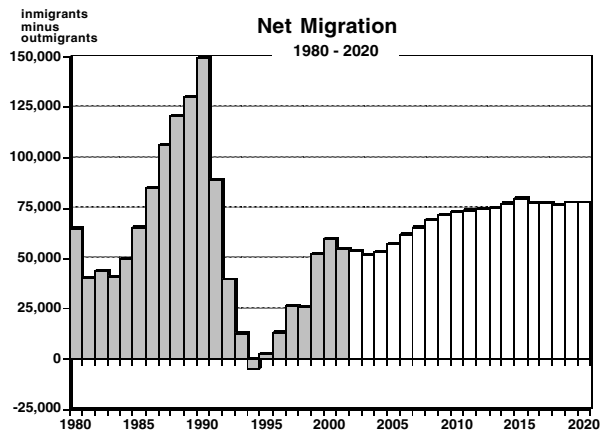
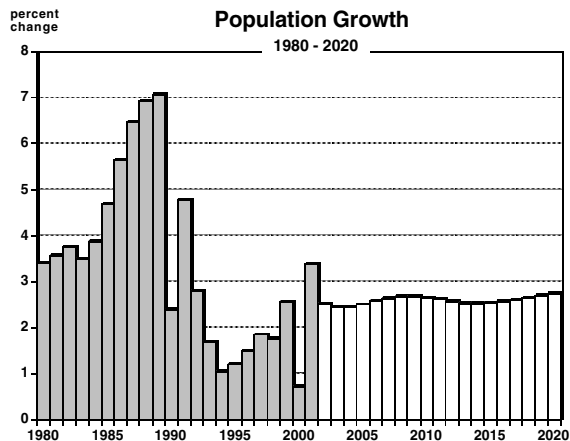
- Forecast for Average Salaries: Salary per worker rises 0.5 percent per year during the decade, a significant improvement over the average 0.90 percent per year decline in real average salaries during the 1995 to 2000 period.

Total Wage & Salary (000)	Farm (000)	Construction (000)	Mining (000)	Manufacturing (000)	Transportation, Utilities (000)	Wholesale, Retail Trade (000)	Finance, Real Estate (000)	Services (000)	Government (000)
-----employment (jobs)-----									
802	21.8	43.1	1.1	94.4	40.8	205.9	29.4	202.6	162.6
825	21.3	46.2	1.2	99.2	41.1	210.1	29.6	208.7	167.3
863	21.7	52.1	1.2	104.8	42.5	217.9	29.8	221.5	171.6
904	21.6	60.8	1.0	111.4	45.7	223.2	30.6	234.9	174.7
960	21.3	70.8	1.0	117.8	49.1	233.7	31.9	251.5	183.1
1,010	21.7	78.9	1.1	124.6	50.5	247.7	31.9	261.7	192.1
1,049	19.9	86.6	1.2	124.8	52.3	257.7	33.8	272.1	200.7
1,085	21.3	84.9	1.2	125.3	56.2	271.5	34.6	281.9	208.2
1,119	21.3	83.7	1.1	126.8	59.1	285.4	35.2	292.3	214.4
1,155	21.4	84.4	1.1	129.1	62.0	299.6	35.7	302.1	219.9
1,193	21.4	86.4	1.1	132.0	64.9	314.2	36.1	311.9	225.3
1,233	21.5	88.8	1.1	135.4	67.8	329.2	36.5	321.9	230.8
1,273	21.5	91.8	1.1	139.1	70.5	344.5	36.9	331.4	236.4
1,314	21.5	95.1	1.1	143.2	73.0	359.9	37.2	340.8	241.9
1,353	21.5	98.0	1.1	146.9	75.5	375.5	37.5	349.5	247.3
1,390	21.6	100.5	1.1	150.6	77.7	390.9	37.7	357.9	252.4
1,427	21.6	102.8	1.1	154.2	79.7	406.0	37.8	366.2	257.7
1,462	21.6	104.7	1.1	157.4	81.1	420.5	37.9	374.9	262.9
1,496	21.6	106.0	1.1	160.4	82.2	434.3	37.9	384.1	268.2
1,530	21.6	107.2	1.1	163.4	83.5	447.4	37.8	394.4	273.7
1,565	21.7	108.4	1.1	166.2	85.0	459.9	37.7	405.7	279.5
1,601	21.7	109.6	1.1	169.1	86.4	471.8	37.7	418.1	285.6
1,637	21.7	110.8	1.1	171.9	87.6	483.3	37.6	431.2	292.2
1,675	21.7	112.4	1.1	175.3	88.7	494.4	37.6	445.0	299.2
1,714	21.7	114.5	1.1	179.1	89.6	505.0	37.6	459.3	306.6
1,754	21.7	116.4	1.1	182.7	90.5	515.2	37.6	474.4	314.4

- **Forecast for Housing:** An average of 24,700 residential units are permitted per year during the decade. This is a significant acceleration in housing production compared to the 1990s when an average of 16,600 units were permitted per year in the Inland Empire.
- **Home Prices:** Selling prices for housing in the region are among the most affordable in Southern California. The median price in 2001 was \$156,800 according to the California Association of REALTORS®. Home values are forecast to rise an average of 4.7 percent per year, adjusted for inflation. At this rate of appreciation, the median selling price in 2001 dollars is projected to be \$232,000 in the year 2010.

* Metropolitan statistical Area

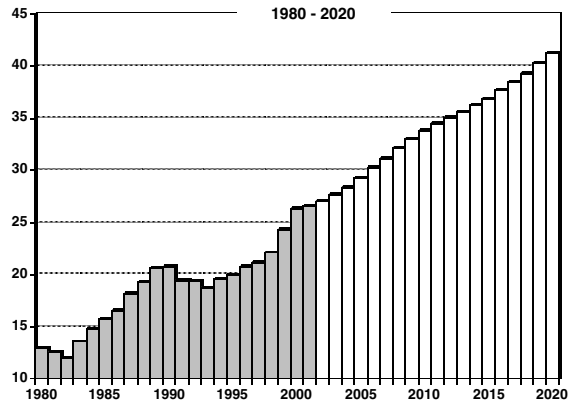
** See the Inland Empire Quarter Economic Report, by John Husing, Volume 13, Number 1, January 2001, published by the Inland Empire Economic Partnership



billions of
2001 dollars

Real Taxable Retail Sales

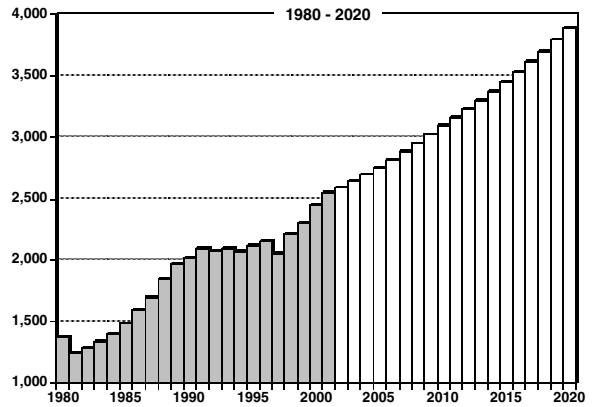
1980 - 2020



thousands of
vehicles

Total Registered Vehicles

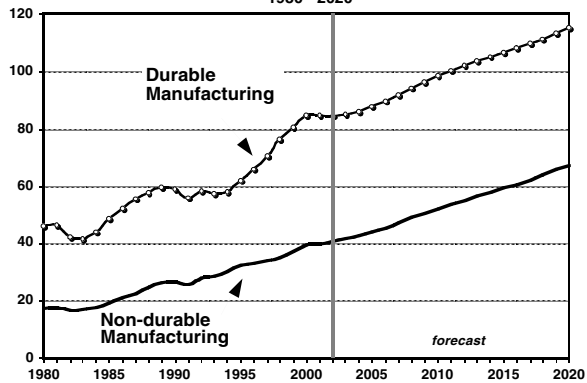
1980 - 2020



thousands of
jobs

Employment in Manufacturing

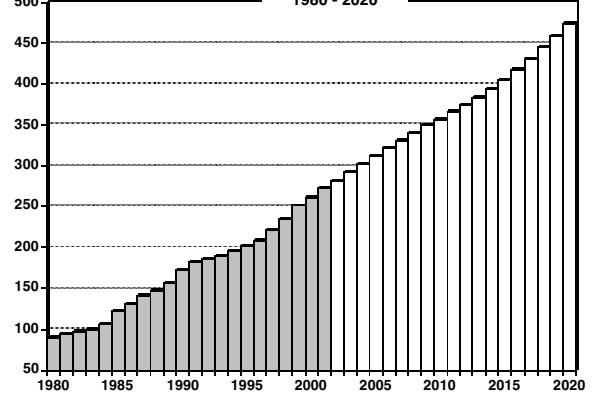
1980 - 2020



thousands of
jobs

Employment in Services

1980 - 2020



Riverside County Economic Forecast

In terms of population, Riverside is the seventh largest county in the state. Between 1990 and 2000, the population leaped 32 percent, to 1.5 million residents. The total population in California grew by only 13.8 percent between 1990 and 2000.

Agriculture continues to be a significant part of the Riverside economy; the county consistently ranks in the top ten leading farm counties in the state. Riverside produces a variety of crops including milk, table grapes, nursery plants, eggs, and dates.

As a major distribution center for Southern California and the Pacific Rim, Riverside County has experienced hyper-growth, not only in population, but also in commercial and industrial development. Most of this activity is centered in the western half of the county, while recreation and agriculture predominate in the eastern areas.

Technology industries are not a large part of the Riverside economy but the emergence of some new technology is expanding the region's economic base. Currently, "new economy" sectors comprise about 4 percent of the employment in the greater Inland Empire.

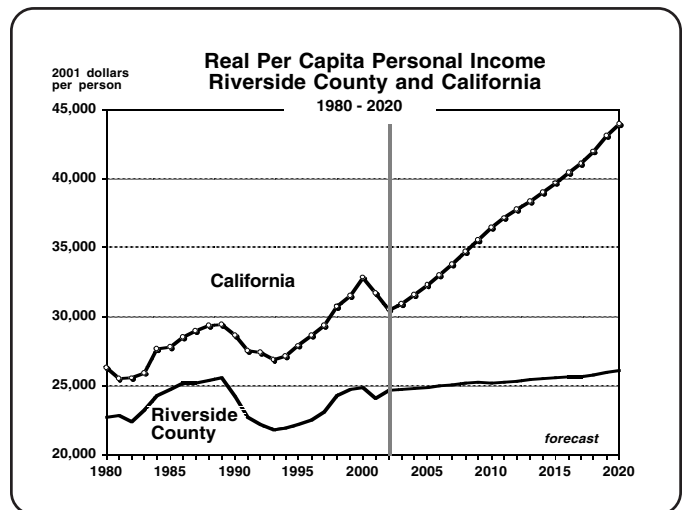
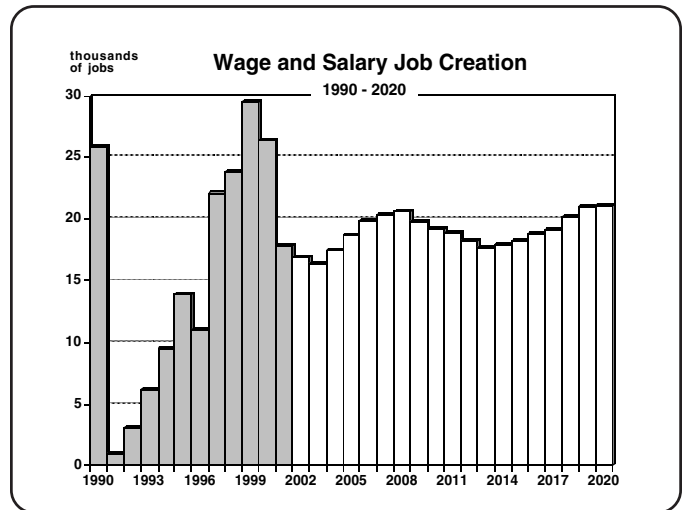
The county's diverse economic base is lead by services, retail trade, and government. Together these three industries accounted for 65 percent (303,900) of the total employment (468,000) in the county. Services account for 27 percent of all employment in the county. Within services, the business, health, and engineering and management services components posted the largest gains. Non-farm industry projections for 2002-2007 indicate that 66 percent of the job growth in Riverside County during the forecast period will be in construction, services, and trade.

From 1995 to 2000, Riverside County's wage and salary employment added 112,675 jobs, a cumulative growth of 31 percent. In 2000, the county recorded an increase of 26,400 jobs. Riverside County's employment gains for 2000 (and 2001) are well above neighboring San Bernardino's gains and California's percentage gains.

Population
Riverside County • 2001

Riverside	265,684
Moreno Valley	146,505
Corona	131,246
Hemet	60,600

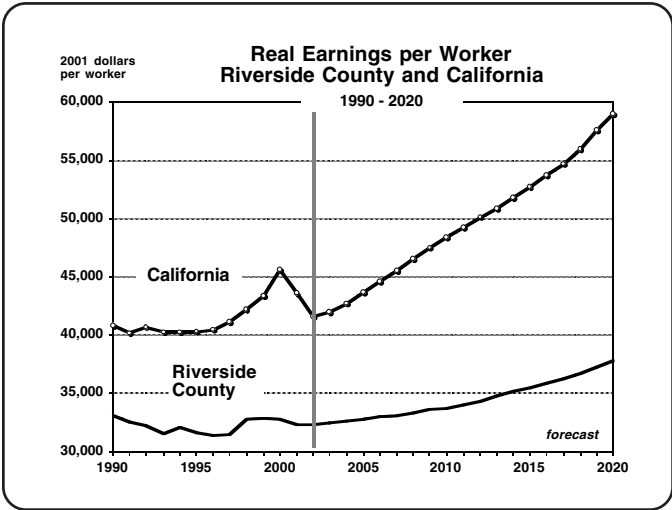
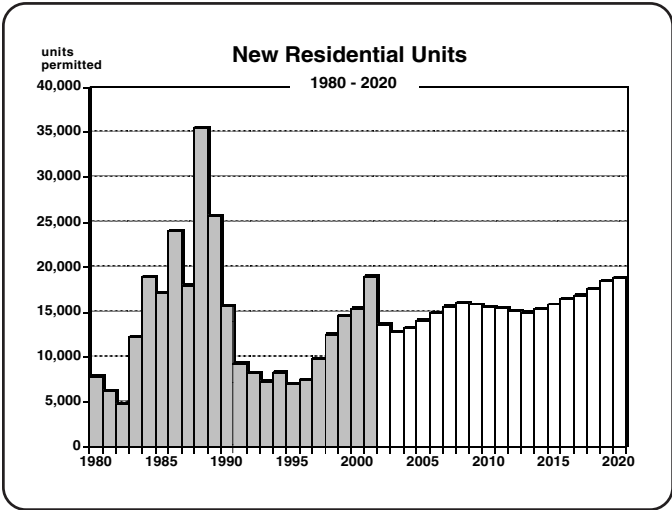
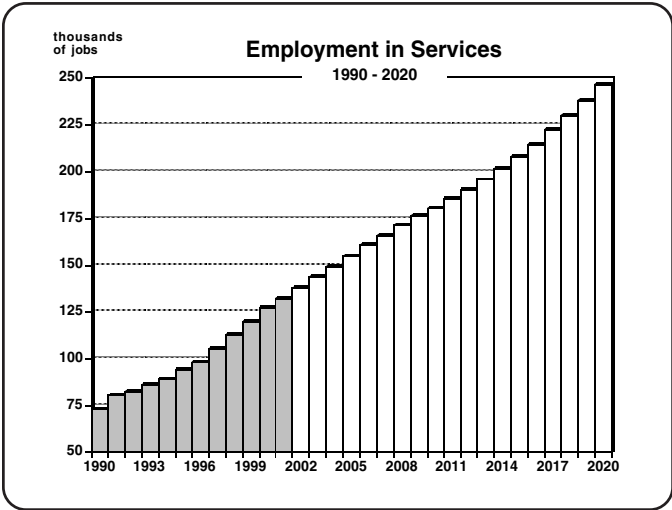
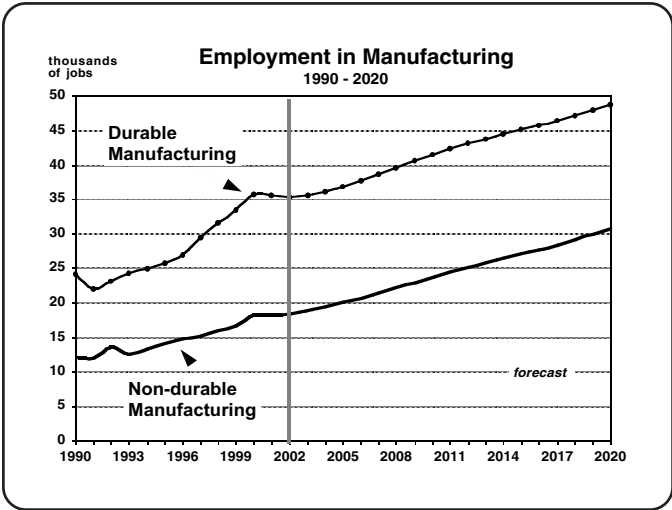
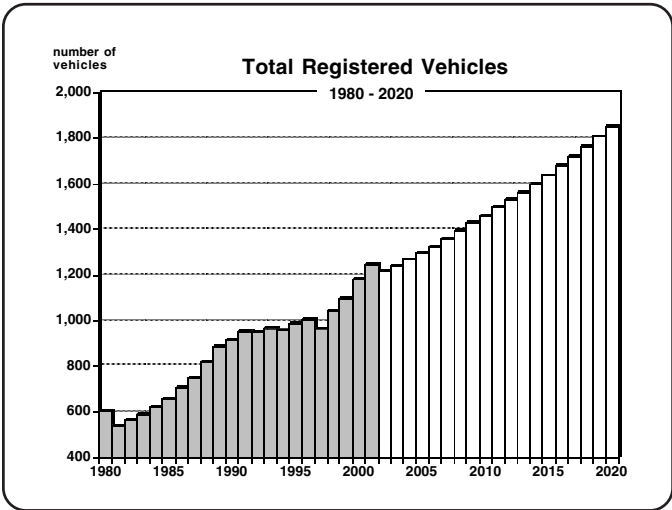
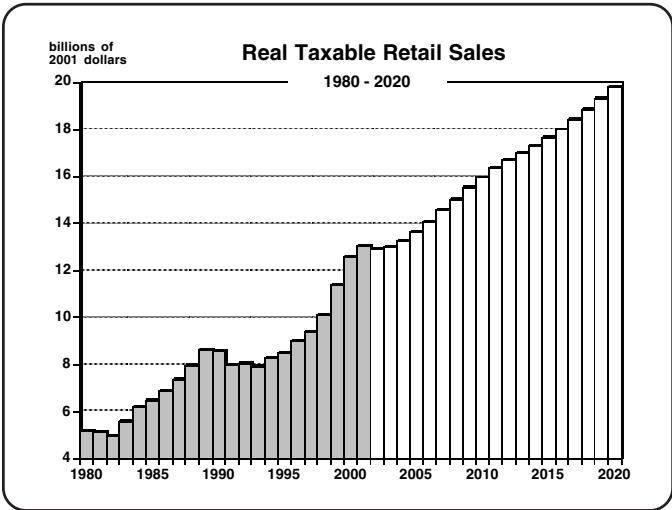
County total **1,609,356**

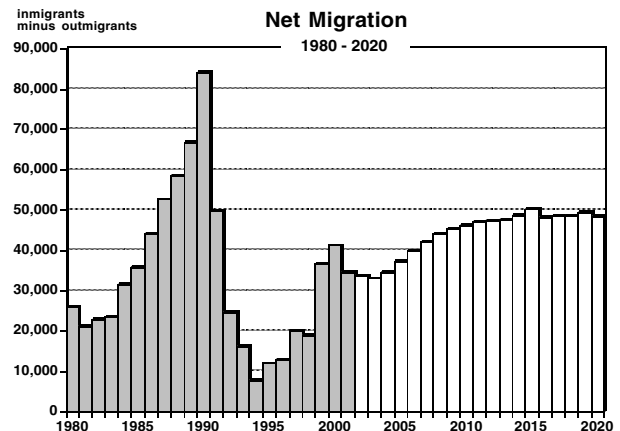
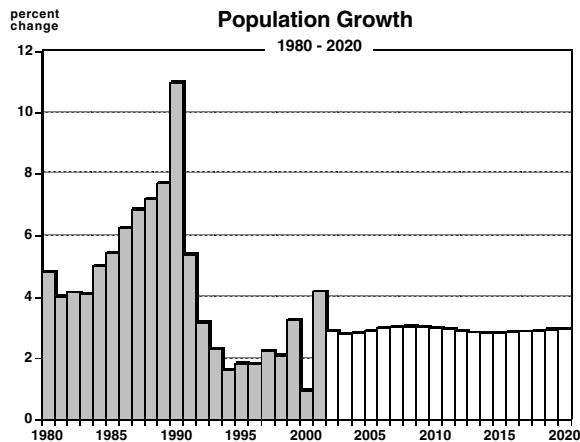


The median new home price reached record levels in 2001, rising 18 percent from year ago levels. Home prices are so high in coastal California that most families cannot afford to buy the median priced home. Consequently, there is significant flight from residents of Los Angeles and Orange County especially into Riverside County for both home ownership and employment opportunities.

Forecast Highlights

- Forecast for Population: Net migration into the region averages 39,000 persons per year for the remainder of the decade. Population growth accelerates from 2.1 percent between 1995 and 2000 to 2.9 percent per year between 2002 and 2007.





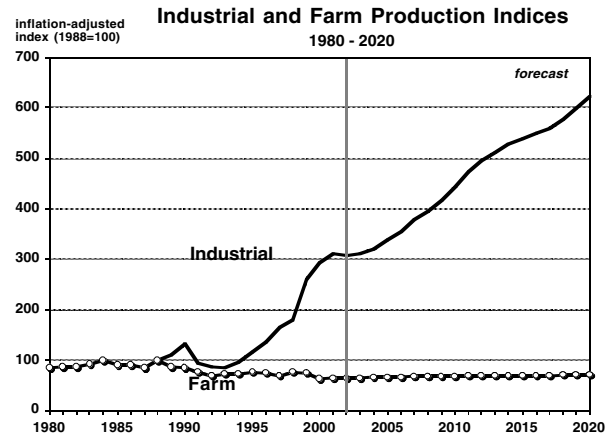
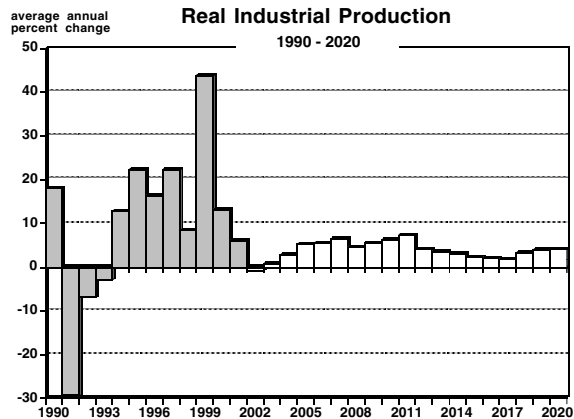
Riverside County Economic Forecast

1995-2001 History, 2002-2020 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (billions)
1995	1,401,600	11,878	986	448.1	6,946	\$7.4	\$27.1	\$22,201	\$1,163.4	\$10
1996	1,427,100	12,822	1,006	453.5	7,499	\$8.0	\$28.5	\$22,539	\$1,141.8	\$12
1997	1,459,000	19,976	965	458.0	9,784	\$8.5	\$30.4	\$23,107	\$1,087.9	\$14
1998	1,489,700	18,967	1,042	464.2	12,493	\$9.3	\$33.1	\$24,308	\$1,199.5	\$15
1999	1,538,100	36,550	1,098	473.1	14,579	\$10.7	\$35.6	\$24,726	\$1,197.4	\$22
2000	1,553,000	41,214	1,180	503.1	15,410	\$12.2	\$37.3	\$24,847	\$1,048.6	\$25
2001	1,618,000	34,500	1,247	515.8	19,025	\$13.1	\$39.0	\$24,092	\$1,103.3	\$26
2002	1,664,725	33,700	1,217	526.8	13,641	\$13.3	\$42.4	\$24,674	\$1,140.3	\$26
2003	1,711,191	33,141	1,242	536.8	12,715	\$13.7	\$44.6	\$24,720	\$1,180.4	\$26
2004	1,759,312	34,489	1,267	546.3	13,295	\$14.3	\$47.1	\$24,799	\$1,220.5	\$27
2005	1,810,310	37,089	1,295	556.3	14,066	\$15.1	\$49.8	\$24,884	\$1,261.9	\$29
2006	1,864,306	39,831	1,326	567.2	14,971	\$15.9	\$52.8	\$25,016	\$1,302.9	\$30
2007	1,920,747	42,039	1,359	579.0	15,619	\$16.9	\$55.8	\$25,084	\$1,342.3	\$32
2008	1,979,521	44,176	1,393	591.3	16,062	\$17.8	\$59.0	\$25,178	\$1,381.8	\$34
2009	2,039,597	45,299	1,428	604.2	15,862	\$18.8	\$62.4	\$25,259	\$1,421.6	\$35
2010	2,100,656	46,089	1,462	617.0	15,574	\$19.8	\$65.7	\$25,202	\$1,464.5	\$38
2011	2,162,831	46,989	1,496	629.7	15,465	\$20.8	\$69.5	\$25,270	\$1,508.9	\$40
2012	2,225,540	47,276	1,530	642.5	15,183	\$21.8	\$73.5	\$25,323	\$1,554.5	\$42
2013	2,288,875	47,617	1,564	655.2	15,017	\$22.8	\$77.9	\$25,429	\$1,601.7	\$43
2014	2,353,604	48,703	1,600	667.9	15,356	\$23.7	\$82.3	\$25,508	\$1,646.9	\$45
2015	2,420,179	50,200	1,637	680.9	15,850	\$24.8	\$86.8	\$25,574	\$1,692.2	\$46
2016	2,489,229	48,268	1,677	694.4	16,423	\$25.9	\$91.8	\$25,639	\$1,739.8	\$47
2017	2,560,635	48,636	1,719	708.5	16,876	\$27.2	\$97.1	\$25,699	\$1,790.3	\$48
2018	2,634,994	48,598	1,762	723.0	17,623	\$28.5	\$102.9	\$25,834	\$1,839.3	\$49
2019	2,712,620	49,326	1,807	738.2	18,395	\$29.9	\$109.2	\$26,009	\$1,887.5	\$51
2020	2,792,972	48,523	1,853	754.2	18,879	\$31.4	\$115.6	\$26,129	\$1,934.4	\$53

- Forecast for Employment: 150,000 new wage and salary jobs are created between 2002 and 2010. The compound rate of growth between 2002 and 2007 is 3.4 percent per year. The unemployment rate is forecast to remain in a range of between 6 and 7 percent for the next several years.

- Forecast for Personal Income: Total inflation-adjusted personal income rises an average of 2.7 percent per year between 2002 and 2007. This compares to an average of 4.4 percent gains in real personal income between 1995 and 2000. Real per capita personal income increases 0.4 percent per year over the next 5 years.



Total Wage & Salary (000)	Farm (000)	Mining & Construction (000)	Manufacturing (000)	Transportation, Utilities (000)	Wholesale, Retail Trade (000)	Finance, Real Estate (000)	Services (000)	Government (000)
-----employment (jobs)-----								
355.3	17.3	22.8	40.0	11.5	88.4	13.8	93.8	67.8
366.3	16.9	25.0	41.7	11.0	90.3	13.8	97.8	69.9
388.4	17.4	29.4	44.7	11.6	94.3	13.5	105.3	72.2
412.2	17.5	35.6	47.5	12.6	98.4	14.0	112.7	73.9
441.6	17.3	42.3	50.1	13.8	105.0	14.9	120.0	78.2
468.0	17.7	46.6	53.8	13.8	111.2	14.4	127.0	83.6
485.8	16.2	51.1	53.9	14.3	115.7	15.2	132.1	87.3
502.7	15.9	50.5	53.9	14.6	123.1	15.8	138.0	91.0
519.1	15.6	49.6	54.5	14.9	130.3	16.0	143.9	94.2
536.6	15.4	50.1	55.6	15.1	137.7	16.2	149.4	97.1
555.3	15.2	51.4	56.9	15.3	145.2	16.4	154.9	99.9
575.2	15.0	53.0	58.4	15.8	153.0	16.6	160.6	102.8
595.4	14.9	55.0	60.1	16.2	160.9	16.8	166.0	105.7
616.0	14.8	57.2	61.9	16.5	168.9	16.9	171.2	108.6
635.8	14.7	59.1	63.5	16.9	177.0	17.1	176.2	111.4
655.0	14.7	60.8	65.2	17.3	185.0	17.2	180.9	114.0
673.9	14.6	62.3	66.8	17.7	192.8	17.3	185.6	116.8
692.1	14.6	63.5	68.2	18.0	200.3	17.4	190.5	119.5
709.8	14.6	64.4	69.6	18.3	207.5	17.5	195.7	122.3
727.7	14.7	65.2	70.9	18.5	214.2	17.5	201.5	125.1
745.9	14.7	66.0	72.2	18.8	220.7	17.5	207.9	128.1
764.7	14.7	66.8	73.5	19.1	226.9	17.5	214.9	131.3
783.9	14.7	67.6	74.7	19.4	232.9	17.5	222.3	134.8
804.0	14.7	68.6	76.2	19.8	238.6	17.6	230.1	138.4
825.1	14.7	70.0	77.9	20.2	244.1	17.6	238.2	142.3
846.2	14.7	71.3	79.5	20.6	249.4	17.7	246.7	146.4

- Forecast for Average Salaries: The average salary per worker in 2001 was \$32,300. Salaries rise an average of 0.5 percent per year during the decade. Average salaries are slightly higher in San Bernardino County than in Riverside County.

- Forecast for Housing: An average of 14,500 residential units are permitted per year during the decade. This is a significant acceleration in housing production compared to the 1990s when an average of 10,000 units were permitted per year in Riverside County.

San Bernardino County Economic Forecast

San Bernardino is the largest County in the United States, comprising in excess of 20,000 square miles. About ninety percent of the county is desert; the remainder consists of the San Bernardino Valley and the San Bernardino Mountains.

Most of the population is centered in the western half of the county, due mainly to the availability of land, water, and access to major transportation facilities, such as Ontario International Airport.

The county population expanded by 21 percent between 1990 and 2000. The cities of Adelanto, Fontana, Highland, Rancho Cucamonga, Rialto, Yucaipa, and Victorville recorded growth that exceeded 25 percent during the ten year period.

Over the years 1995–2000, San Bernardino County's wage and salary employment added 94,000 jobs, a cumulative growth of over 20 percent. In 2001, the county recorded an increase of 21,000 jobs. San Bernardino's diverse economic base is lead by services, government, retail trade, and manufacturing. Services is the largest industry in the county, accounting for more than 25 percent of total employment. Within the services industry, recent growth is concentrated in the business services sector.

This sector includes the principal "new economy" jobs associated with computer programming, information technologies, internet services, and database development and management.

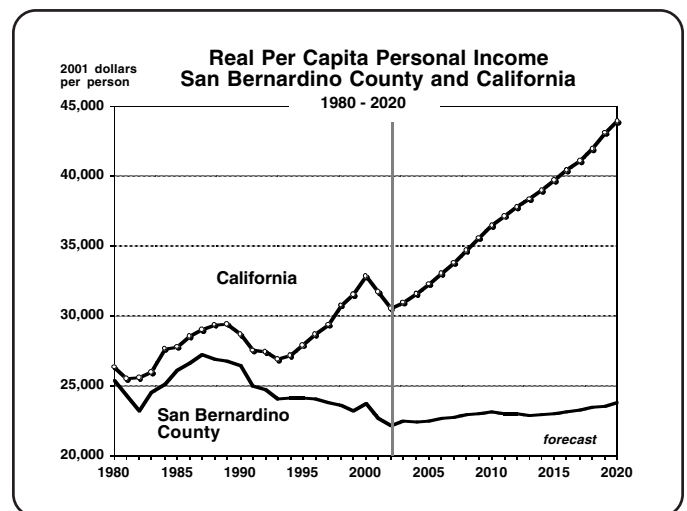
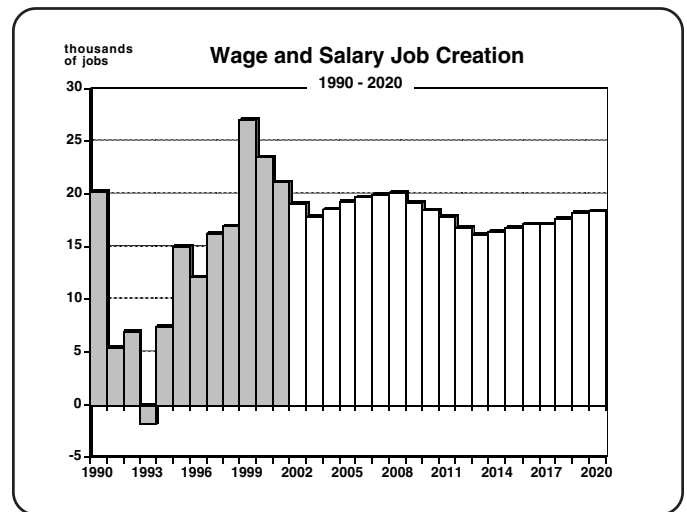
The other vital industry in the county is manufacturing. The projections for this industry call for a 12 percent increase in employment between 2002 and 2007. Within this industry, the largest amount of growth is expected in the transportation equipment sector.

Between 2002 and 2007, 63 percent of the job gains in San Bernardino County will be in 3 sectors: services, trade, and manufacturing.

Population
San Bernardino County • 2001

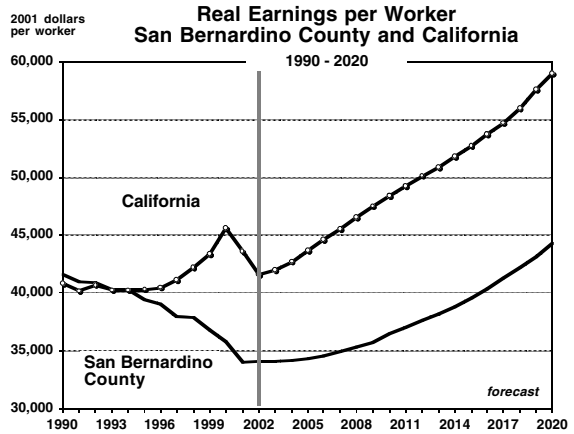
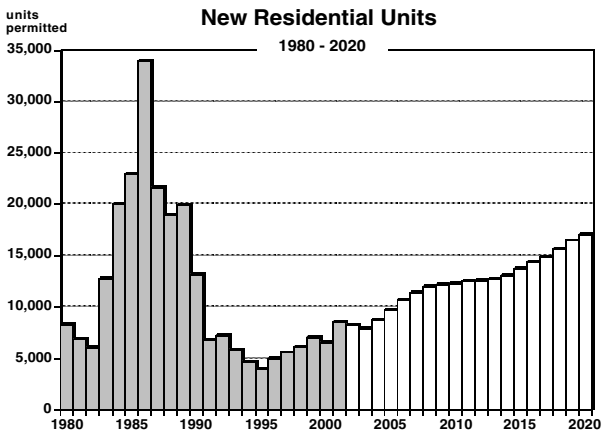
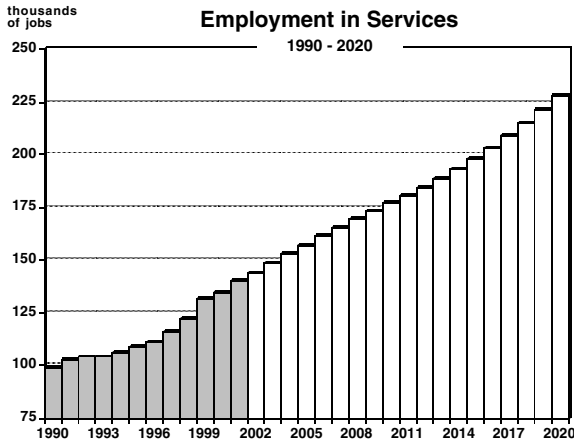
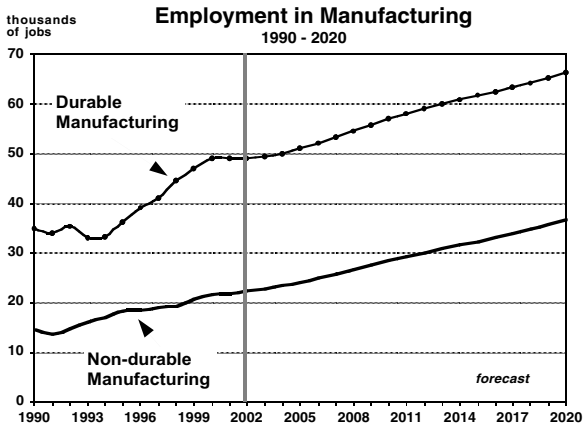
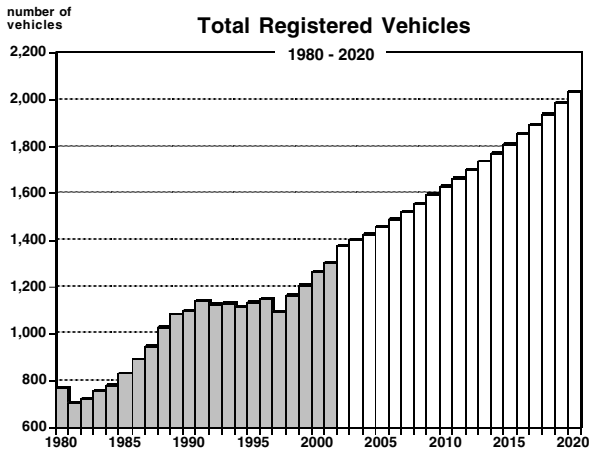
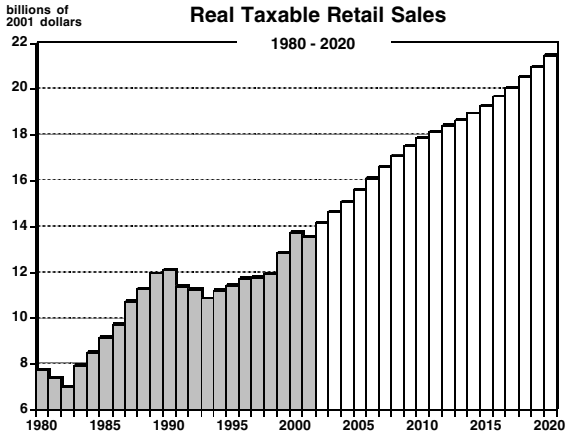
San Bernardino	190,232
Ontario	162,332
Fontana	135,100
Rancho Cucamonga	132,663

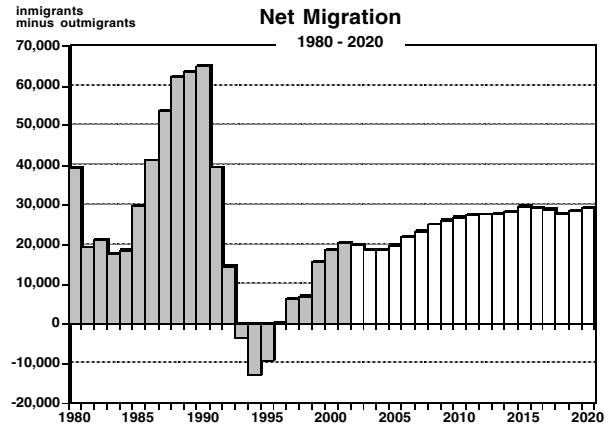
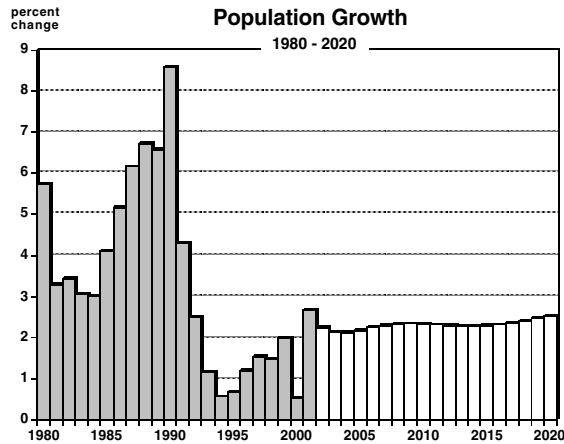
County total	1,764,334
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Forecast Highlights

- Forecast for Population: Net migration into the region averages 22,000 persons per year for the remainder of the decade. Population growth accelerates from 1.4 percent between 1995 and 2000 to 2.2 percent per year between 2002 and 2007.
- Forecast for Employment: 154,000 new wage and salary jobs are created between 2002 and 2010. The compound rate of growth between 2002 and 2007 is 3.1 percent per year. The unemployment rate is forecast to remain in a range of between 5 and 6 percent for the next several years.





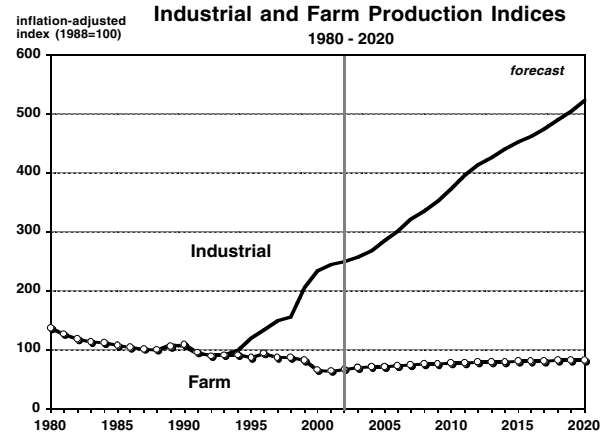
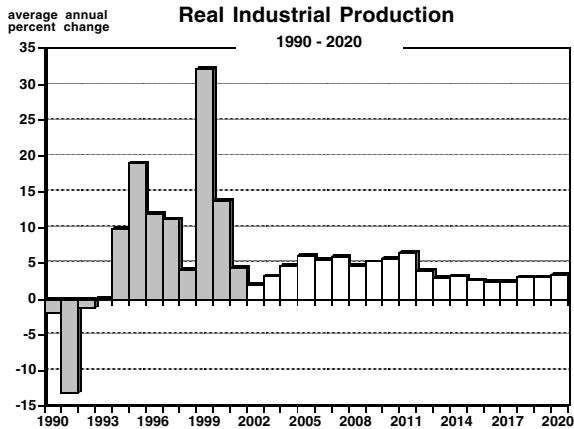
San Bernardino County Economic Forecast

1995-2001 History, 2002-2020 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (number)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (billions)
1995	1,609,000	-9,341	1,133	499.5	3,953	\$10.0	\$33.9	\$24,133	\$774.1	\$14
1996	1,628,400	266	1,150	502.9	5,014	\$10.4	\$34.7	\$24,033	\$842.3	\$15
1997	1,653,400	6,403	1,095	506.2	5,593	\$10.6	\$35.5	\$23,782	\$794.6	\$17
1998	1,677,900	6,936	1,167	510.9	6,113	\$10.9	\$36.3	\$23,628	\$798.9	\$18
1999	1,711,300	15,697	1,206	515.9	7,072	\$12.0	\$37.2	\$23,197	\$782.0	\$23
2000	1,720,200	18,455	1,266	526.9	6,580	\$13.3	\$39.5	\$23,724	\$651.7	\$27
2001	1,766,100	20,500	1,305	532.8	8,549	\$13.6	\$40.0	\$22,658	\$658.1	\$28
2002	1,805,419	20,049	1,376	545.4	8,306	\$14.6	\$41.3	\$22,176	\$711.9	\$28
2003	1,843,994	18,597	1,401	554.4	7,946	\$15.4	\$43.7	\$22,459	\$745.8	\$29
2004	1,883,122	18,614	1,428	562.9	8,755	\$16.3	\$45.5	\$22,399	\$779.1	\$31
2005	1,923,996	19,900	1,457	572.0	9,772	\$17.2	\$47.8	\$22,455	\$812.6	\$32
2006	1,967,128	21,760	1,489	581.8	10,721	\$18.3	\$50.5	\$22,669	\$845.5	\$34
2007	2,012,351	23,506	1,523	592.3	11,427	\$19.2	\$52.9	\$22,706	\$876.9	\$36
2008	2,059,503	25,121	1,558	603.4	12,049	\$20.2	\$55.8	\$22,894	\$908.1	\$38
2009	2,107,955	26,121	1,594	615.0	12,188	\$21.2	\$58.8	\$23,040	\$939.3	\$40
2010	2,157,287	26,709	1,630	626.5	12,275	\$22.1	\$61.9	\$23,135	\$972.3	\$42
2011	2,207,496	27,271	1,665	637.9	12,500	\$23.1	\$64.6	\$23,020	\$1,006.1	\$45
2012	2,258,259	27,481	1,700	649.4	12,545	\$24.0	\$67.7	\$22,979	\$1,040.7	\$47
2013	2,309,615	27,687	1,735	660.8	12,660	\$24.9	\$70.6	\$22,855	\$1,076.2	\$48
2014	2,362,145	28,424	1,772	672.2	13,151	\$25.9	\$74.2	\$22,919	\$1,110.2	\$50
2015	2,416,350	29,622	1,811	683.9	13,720	\$27.0	\$78.0	\$22,995	\$1,144.1	\$51
2016	2,472,726	29,261	1,852	696.0	14,384	\$28.3	\$82.3	\$23,136	\$1,179.4	\$53
2017	2,531,368	28,927	1,895	708.7	14,914	\$29.6	\$87.1	\$23,308	\$1,216.4	\$54
2018	2,592,645	27,894	1,940	721.7	15,666	\$31.0	\$92.0	\$23,458	\$1,252.3	\$56
2019	2,656,880	28,645	1,987	735.4	16,503	\$32.5	\$96.9	\$23,564	\$1,287.4	\$57
2020	2,724,011	29,297	2,034	749.7	17,079	\$34.0	\$102.7	\$23,802	\$1,321.5	\$59

- Forecast for Personal Income: Total inflation-adjusted personal income rises an average of 3.2 percent per year between 2002 and 2007. This compares to an average increase of one percent in real personal income between 1995 and 2000. Real per capita personal income increases 0.5 percent per year over the next 5 years.

- Forecast for Average Salaries: The average salary per worker in 2001 was \$34,000. Salaries rise an average of 0.5 percent per year during the decade. Average salaries are slightly higher in San Bernardino County than Riverside County.



Total Wage & Salary (000)	Farm (000)	Mining & Construction (000)	Manufacturing (000)	Transportation, Utilities (000)	Wholesale, Retail Trade (000)	Finance, Real Estate (000)	Services (000)	Government (000)
-----employment (jobs)-----								
446.4	4.5	21.3	54.4	29.3	117.5	15.6	108.8	94.8
458.5	4.4	22.4	57.6	30.1	119.8	15.9	110.9	97.5
474.7	4.2	24.0	60.1	30.9	123.6	16.3	116.2	99.4
491.6	4.1	26.3	63.9	33.1	124.8	16.6	122.1	100.8
518.6	4.1	29.5	67.7	35.3	128.7	17.0	131.5	104.9
542.1	4.1	33.4	70.8	36.7	136.5	17.6	134.6	108.6
563.2	3.7	36.6	70.9	38.0	142.0	18.6	140.0	113.4
582.4	5.4	35.6	71.5	41.6	148.4	18.8	143.9	117.2
600.2	5.7	35.2	72.2	44.2	155.1	19.2	148.4	120.2
618.7	6.0	35.4	73.5	46.9	161.9	19.5	152.7	122.8
638.0	6.3	36.1	75.1	49.5	169.0	19.7	156.9	125.4
657.7	6.4	36.9	77.0	52.0	176.2	19.9	161.3	128.0
677.7	6.6	37.9	79.1	54.3	183.5	20.1	165.4	130.7
697.8	6.7	39.0	81.3	56.5	191.0	20.3	169.5	133.4
717.0	6.8	40.0	83.4	58.6	198.5	20.4	173.3	135.9
735.4	6.9	40.9	85.4	60.5	205.9	20.5	177.0	138.4
753.2	7.0	41.7	87.4	62.0	213.2	20.5	180.6	140.9
770.0	7.0	42.3	89.2	63.1	220.2	20.5	184.4	143.4
786.1	7.0	42.7	90.9	63.9	226.8	20.4	188.4	146.0
802.5	7.0	43.1	92.5	64.9	233.1	20.3	192.9	148.6
819.3	7.0	43.5	94.1	66.1	239.2	20.2	197.8	151.3
836.4	7.0	44.0	95.7	67.3	244.9	20.1	203.2	154.3
853.6	7.0	44.4	97.2	68.2	250.5	20.1	208.9	157.4
871.3	7.0	44.9	99.0	68.9	255.8	20.0	214.9	160.8
889.4	7.0	45.6	101.1	69.4	260.9	19.9	221.2	164.3
907.7	7.0	46.3	103.1	69.9	265.8	19.9	227.7	168.1

- **Forecast for Housing:** An average of 10,150 residential units are permitted per year during the decade. This is a significant acceleration in housing production compared to the 1990s when an average of 6,560 units were permitted per year in Riverside County.

- **Home Prices:** Selling prices for housing in the region are among the most affordable in Southern California. The median price in 2001 was \$138,150 according to the California Association of REALTORS®. Home values are forecast to rise an average of 3.8 percent per year. At this rate of appreciation, the median selling price is projected to be \$194,000 in the year 2010.